



Date: November 20, 2012

To: Thomas J. Bonfield, City Manager

Through: Wanda S. Page, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department
Jina B. Propst, Interim Assistant Director, General Services Department
Trish P. Creta, Sr. Construction Project Manager

Subject: Durham Fire Station 9 Construction Contract for Morlando Construction and Execution of NCDOT Street and Driveway Access Permit Agreements

Executive Summary

On October 7, 2009, the City Manager approved a professional services agreement with Garner & Brown Architects PA (Garner & Brown) for the design of Fire Station 9 to replace the existing facility on East Club Boulevard with a new structure at 1602 Camden Avenue. Garner & Brown completed the final construction bid documents, the project was advertised for formal bidding in September, and on October 30, 2012 fifteen bids were opened. Morlando Construction LLC (Morlando Construction) was the apparent low bidder. General Services Department (GSD), Department of Equal Opportunity/Equity Assurance (EO/EA), and Finance's Risk Management Division have reviewed the bids, conducted a de-scoping meeting, and concluded that Morlando Construction is the lowest responsive and responsible bidder.

The lump-sum base bid submitted by Morlando Construction is \$2,120,000.00, and is within the project budget. The base bid scope of work includes the construction of an 8,908 square foot, single story, 3-bay building. The station will include separate accommodations for eight firefighters per shift, fitness room, captain's offices, dining room, and kitchen. General Services Department further recommends accepting bid alternate # 1, to provide Owner Preferred Brand Alternate Vehicle Exhaust System for no cost alternate, and bid alternate #2, to Furnish and Install Additional Landscaping for \$7,400.00, for a total contract of \$2,127,400.00, which is within the project budget established for construction.

Fire Station 9 will be located at the intersection of Midland Terrace Road (SR-1709) and Camden Avenue (SR-1671) both of which are North Carolina Department of Transportation (NCDOT) rights-of-way. NCDOT requires execution of driveway access permit agreements by an authorized representative of the City to connect to NCDOT right-of-way.

Recommendation

The General Services Department recommends that the City Council:

1. Authorize the City Manager to execute a construction contract for Durham Fire Station 9 to Morlando Construction LLC in the amount of \$2,127,400.00, which includes the base bid and recommended alternates.
2. Establish a project contingency in the amount of \$212,740.00 and authorize the City Manager to negotiate and execute change orders on the Durham Fire Station 9 construction contract, provided the total project cost does not exceed the amount budgeted for construction phase plus the project contingency.
3. Authorize the City Manager to execute NCDOT street and driveway access permit agreements associated with the construction of Durham Fire Station 9 to allow access to NCDOT rights-of-way.

Background

In 1995, the City of Durham ("City") hired The Freelon Group to design a prototype Fire Station. This prototype was used for Fire Stations 3, 4, 8, 13, 14 and 16. The most recently completed Fire Station 15 updates the former Fire Station prototype and incorporates modifications refining the prototype to include such elements as an automatic sprinkler system and a solar hot water system. Using Fire Station 15 as a base program, the Fire Station 9 new design will provide a new updated Prototype, to include a separate turn-out-gear (TOG) locker room, improved roof design, and a new covered portico/patio design.

The existing Fire Station 9 structure was built in the 1970s to accommodate Public Safety (a combined Fire and Police department) and was renovated in the 1980s. Fire Station 9 is currently a single engine company in a 1-truck bay building, accommodating four firefighters per shift, and has inadequate facilities for male/female assignment. Although the new Fire Station 9 will initially be staffed as a single company station, the new station will accommodate future growth and provide facilities for four additional firefighters, two additional companies and provide a much needed code required arrangement for male and female staff.

Expansion of Fire Station 9 will accomplish City and Fire Department goals including:

1. Increase service to the district with quicker response, full effective force and better response routes into high call volume areas
2. Provide a well-positioned location for future annexation growth areas

Issues/Analysis

Construction will commence in January 2013 and the project is expected to be completed by November 2013. Addressing unforeseen conditions such as the presence of underground utility lines or unanticipated geological conditions could delay the project completion or require a scope change or reduction. To mitigate risks, a geotechnical engineering report has been completed and taken into account in the final construction documents. The report indicated a potential for highly plastic soils. Therefore, a 10% contingency has been budgeted to address unexpected site conditions.

Bids were opened on October 30, 2012. Fifteen bids were received and evaluated for the determination of the lowest, responsive, responsible bidder. The bid results are as follows:

<u>Company</u>	<u>Base Bid</u>	<u>Base + Recommended Alternates</u>
Morlando Construction LLC	\$2,120,000.00	\$ 2,127,400.00
Harrod Associates Constructors, Inc	\$2,165,000.00	\$ 2,173,400.00

The RESOLUTE Building Company	\$2,178,300.00	\$ 2,205,700.00
Racanelli Construction South, Inc	\$2,210,000.00	\$ 2,236,600.00
Poythress Commerical Contractors Inc	\$2,253,200.00	\$ 2,260,300.00
Bordeaux Construction Company, Inc	\$2,266,779.00	\$ 2,276,779.00
H.M. Kern Corporation	\$2,277,000.00	\$ 2,286,400.00
C.T. Wilson Construction Co., Inc	\$2,284,354.00	\$ 2,291,590.00
Kenbridge Construction Co., Inc.	\$2,323,000.00	\$ 2,330,600.00
Centurion Construction Company, Inc	\$2,357,591.00	\$ 2,366,698.00
Central Builders of Mebane	\$2,379,000.00	\$ 2,388,600.00
DeVere Construction Company, Inc.	\$2,398,000.00	\$ 2,405,800.00
J.M. Thompson Company	\$2,434,000.00	\$ 2,441,600.00
H.G. Reynolds Co., Inc.	\$2,512,000.00	\$ 2,520,000.00
Blue Ridge Enterprises, Inc.	\$2,546,000.00	\$ 2,554,500.00

New Fire Station 9 is located at the intersection of two NCDOT roads, which requires execution of a standard NCDOT street and driveway access permit agreement. NCDOT driveway access permit agreements require the City to agree to certain NCDOT requirements, including, but not limited to, conformance with NCDOT street and driveway access policies and roadway standards, indemnification of NCDOT from all damages and claims for damage that may arise by reason of the driveway construction, payment of a construction inspection fee, bonding for any construction proposed on the State Highway System and other terms.

Alternatives

An alternative is to not proceed with Fire Station 9. Staff recommends against this alternative as the project is fully funded and has been fully designed and bid within budget. Not proceeding with this project will also negatively impact operational and planning goals for Durham Fire Department and diminish services to residents in this area.

Financial Impacts

Project Funding		
Certificates of Participation		\$2,878,637.00
2009 Limited Obligation Bonds		\$1,442,963.00
Total Project Funding		\$4,321,600.00
Funding Uses Summary		
Prior:		
Land Acquisition		\$231,458.00
Fire Truck and Equipment		\$1,000,000.00
Professional Services-Design		\$226,206.00
Design Contingency		\$19,095.00
*Other Owner's Expenses		\$504,701.00
Total		\$1,981,460.00
Current:		
Construction Contract	3501B900-731000-CB007	\$1,185,000.00
Construction Contract	3501B950-731000- CB007	\$942,400.00
Construction Contingency	3501B900-731900- CB007	\$212,740.00

Total		\$2,340,140.00
Funding Uses Total		\$4,321,600.00

*Other Owner's Expenses include but are not limited to Impact Fees, Permits, Surveys, Construction Material Testing, and Reviews.

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by Morlando Construction, LLC, Greensboro, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 20% and WSDBE 10%. It was determined that Morlando Construction, LLC was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

M/WBE REQUIREMENTS

Morlando Construction, LLC will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
Skyrock Construction, LLC	MSDBE	Raleigh, NC	\$410,000	20%

The MSDBE goal was met. The WSDBE goal was not met but Morlando Construction, LLC demonstrated good faith efforts in trying to meet that goal.

WORKFORCE STATISTICS

The workforce statistics for Morlando Construction, LLC are as follows:

Total Workforce	7	
Total Females	4	57%
Total Males	3	43%
Black Males	0	0%
White Males	3	43%
Other Males	0	0%
Black Females	0	0%
White Females	4	57%
Other Females	0	0%